

6/14/19 Bob
Diane Cohen President
Lafayette Commons
referred by Kourinis
Florida 352 422-3725
condo bldg 7 UNIT
owns UNIT 6

MVC eye care to left
of parking lot

865
5940-805
DIS153
2614-046
Separate from condominium
5064-1077
3075-1546
2582-616 → [] 23379 NP
Cole
King
Morrell
2275-643
2074-054
2009-417
1955-292
919-482 8AC

Leaching Hunter Oct 1948
Gregory Robertson



Stockton Services <stockton752@gmail.com>

RE: Lafayette Common

1 message

Diane Cohen <DCohen@dianecohen.com>
To: Stockton Services <stockton752@gmail.com>

Mon, Jun 17, 2019 at 9:54 AM

Hi Tocky – Yes, please proceed. As for the abutter, I am sure he would prefer a portion of the land adjacent to his building. How soon do you think I could get a response from you on this? I know the abutter is getting anxious.

Diane

From: tockybialo@gmail.com [mailto:tockybialo@gmail.com] **On Behalf Of** Stockton Services
Sent: Friday, June 14, 2019 12:24 PM
To: Diane Cohen <dcohen@dianecohen.com>
Subject: Lafayette Common

Diane...

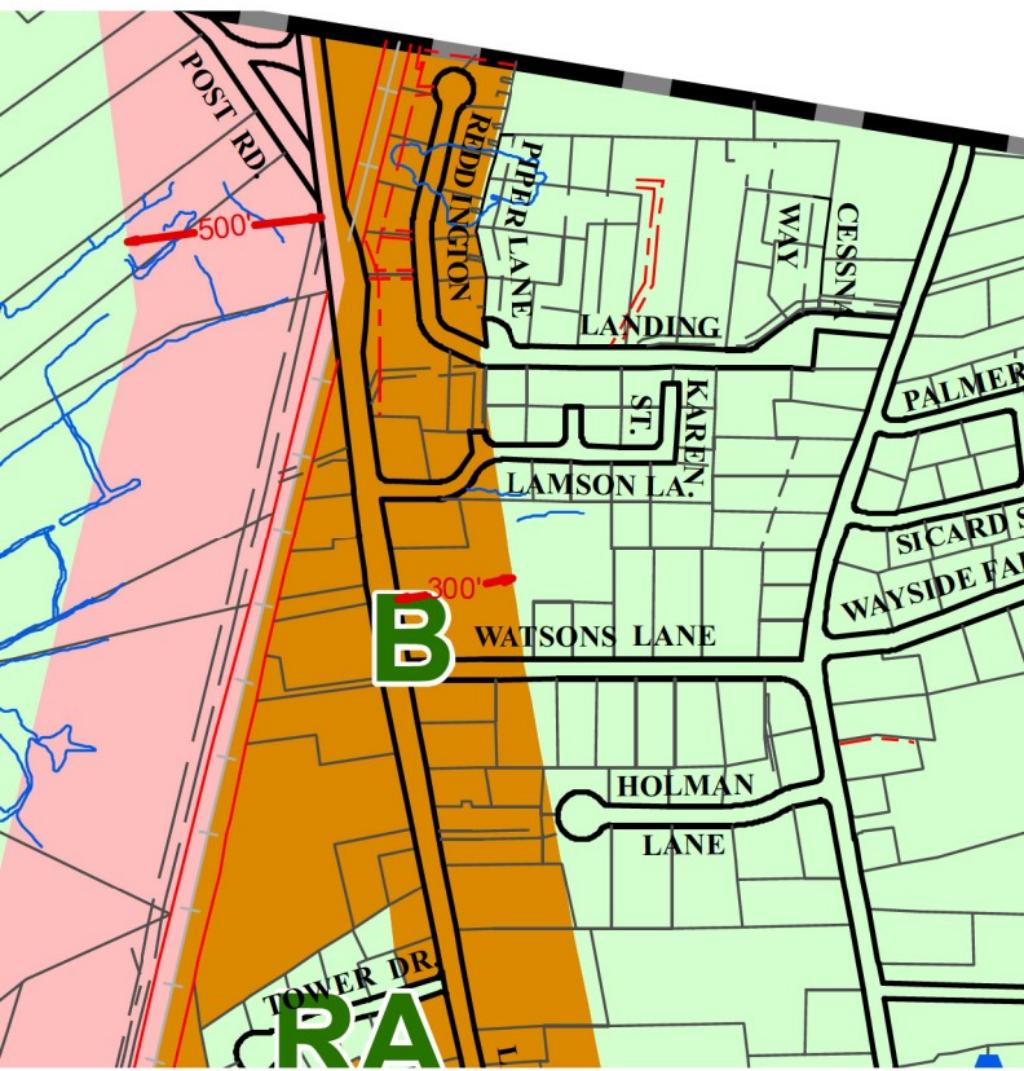
I forgot I have your email address already... and I apologize for rambling on and keeping your client waiting.

Per our phone conversation today, I suggest that you commit up to \$300 of research time for me to assess the feasibility of conveying some land to the condominium's northerly abutter.

It would help for me to know how much land you would want to sell... is there information the abutter can share about what he or she wants to do?

Please reply if you would like me to proceed.

Thank you,



869 LAFAYETTE RD**Location** 869 LAFAYETTE RD**Mblu** 71/ 13/ //**Acct#** 672**Owner** SHAIKH, MOHAMAD UMER FAISAL**Assessment** \$1,113,800**Appraisal** \$1,113,800**PID** 672**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$781,400	\$332,400	\$1,113,800
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$781,400	\$332,400	\$1,113,800

Owner of Record

Owner	SHAIKH, MOHAMAD UMER FAISAL	Sale Price	\$1,140,000
Co-Owner		Certificate	
Address	183 LAFAYETTE RD NO HAMPTON, NH 03862	Book & Page	4513/0363
		Sale Date	07/14/2005
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHAIKH, MOHAMAD UMER FAISAL	\$1,140,000		4513/0363	00	07/14/2005
MALEK LLC	\$595,000		3153/0905	00	05/03/1996
SGMI INC	\$20		2534/1031	00	02/01/1985

Building Information

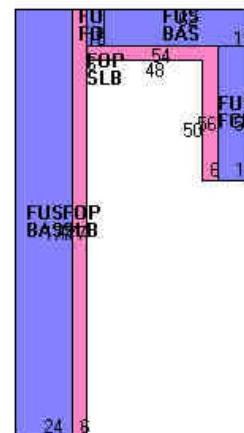
Building 1 : Section 1

Year Built: 1982
Living Area: 11,301
Replacement Cost: \$919,503
Building Percent Good: 84
Replacement Cost Less Depreciation: \$772,400

Building Attributes	
Field	Description
STYLE	Motels
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	34
Exterior Wall 1	Clapboard
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Use:	MOTELS MDL-94
Total Rooms	36
Total Bedrms	34
Total Baths	34
1st Floor Use:	301C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Comm Wall	0

Building Photo

(<http://images.vgsi.com/photos2/HamptonNPHotos//\00\00\09\94.jpg>)

Building Layout

(http://images.vgsi.com/photos2/HamptonNPHotos//Sketches/672_655.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	6,123	6,123
BAS	First Floor	5,178	5,178
FCP	Carport	840	0
FOP	Porch, Open, Framed	1,791	0
SLB	Con. Slab	1,686	0
		15,618	11,301

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land**Land Use**

Use Code 301C
Description MOTELS MDL-94
Zone B
Neighborhood LAF1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.50
Frontage 0
Depth 0
Assessed Value \$332,400
Appraised Value \$332,400

Outbuildings

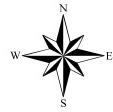
Outbuildings					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			9000 S.F.	\$9,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$781,400	\$332,400	\$1,113,800
2017	\$781,400	\$332,400	\$1,113,800
2016	\$781,400	\$332,400	\$1,113,800

Assessment			
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Hampton, NH

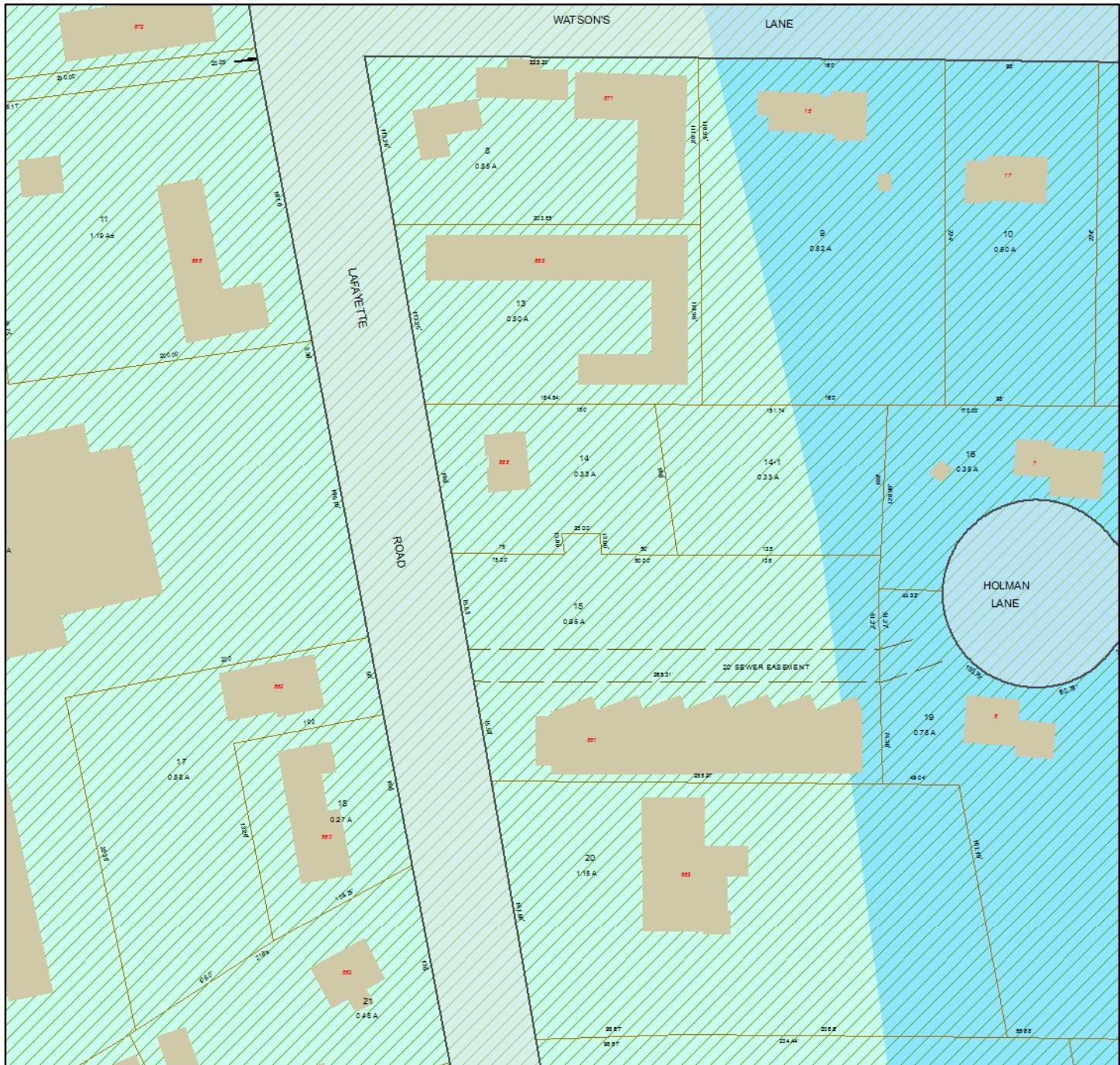
June 17, 2019

CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 95 Feet

0 95 190 285

www.cai-tech.com



PROPERTYLINE	Buildings	1001 - 2000 FEET SQUARED PER DAY
ROAD	Right of Ways	
EASEMENT	Aquifer Protection Area	
tanno_poly	< 1000 FEET SQUARED PER DAY	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH
THE REQUIREMENTS OF THE FEDERAL FLOOD INSURANCE LAW.
ALL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED.
I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT
ARE THE LINES OF EXISTING OWNERSHIP AND THAT THE LINES OF STREET
ARE THE LINES OF EXISTING STREETS OR WAYS
ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP ARE SHOWN.

Richard P. Millette
LICENSED LAND SURVEYOR

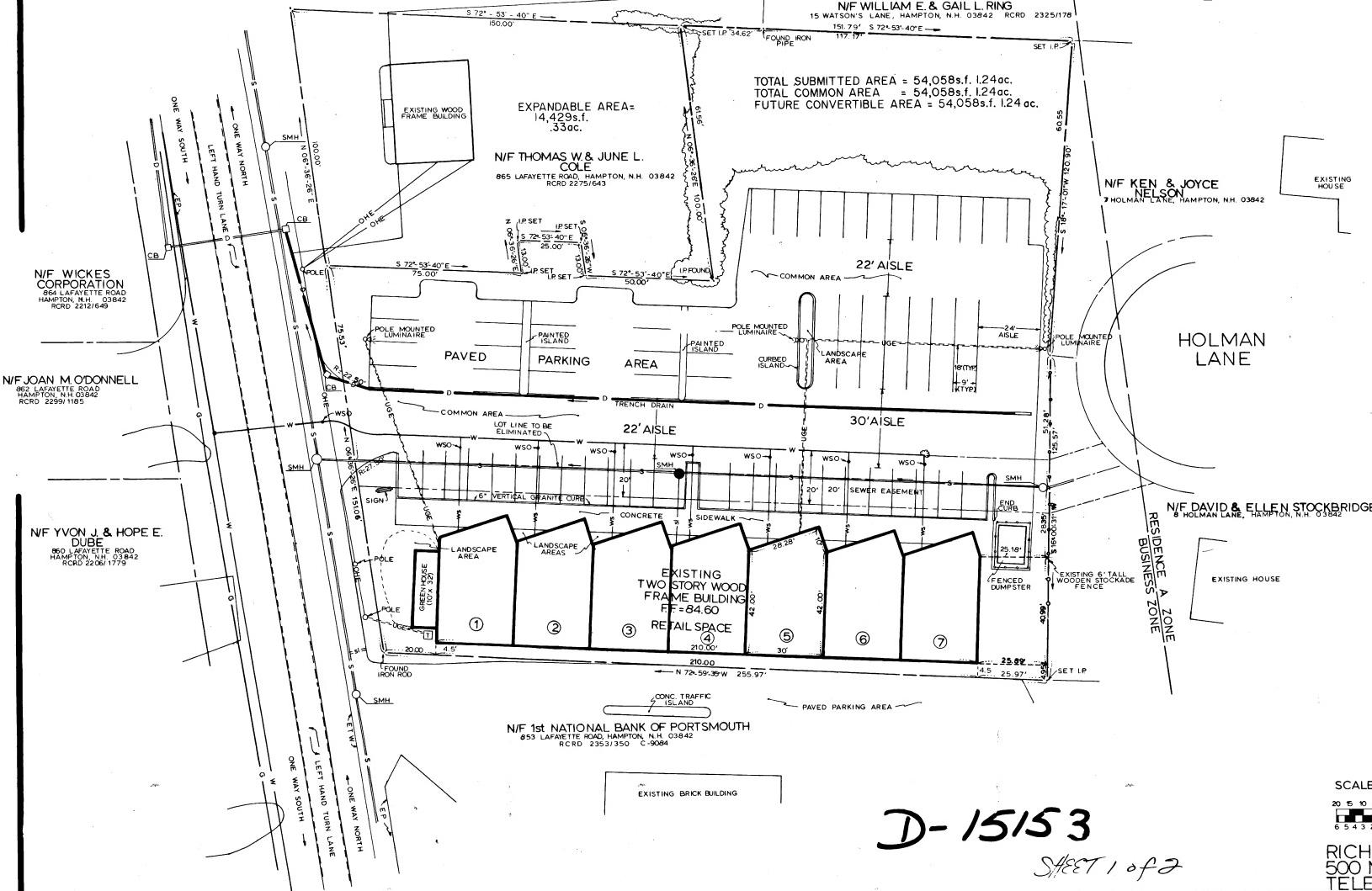
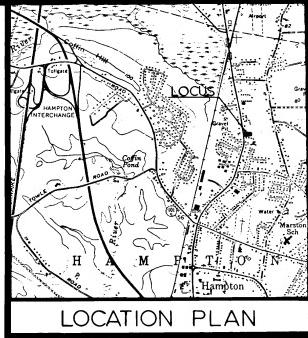
5-2886

N/F JOHN J. WELCH JR
869 LAFAYETTE ROAD, HAMPTON, NH. 03842
RCRD 2440/1173 C-7661



LEGEND

CB	CATCH BASIN
DR	DRAIN
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
F	GAS
G	IRON PIPE
H	IRON PIPE FILE
ONE	SEWER
S	SEWER LATERAL
SMH	SEWER MANHOLE
TP	UNDERGROUND ELECTRIC
USE	WATER
W	WATER SERVICE
WS	WATER SHUT OFF
WSO	TRANSFORMER



NOTES:

1. PARCEL IS LOCATED IN THE BUSINESS ZONE AND IS SHOWN ON TOWN OF HAMPTON ASSESSORS MAP 59 AS LOTS 9 & 22.
2. THIS PARCEL IS NOT LOCATED IN FLOOD HAZARD ZONE OR HAMPTON WETLANDS ZONE.
3. PERIMETER IS AS SHOWN FOR LOTS 9 & 10 ON RCRD PLAN 12570 "SUBDIVISION PLAN FOR SEACOAST DESIGN LAFAYETTE ROAD/MILTON ROAD" DATED JANUARY 20, 1984, FILED MARCH 22, 1984, BY RICHARD P. MILLETTE AND ASSOCIATES, PORTSMOUTH, NH.
4. OWNERS OF RECORD ARE: JOHN J. WELCH JR., ALICE E. KRISTENSEN, MARY R. DUBE, HAMPTON, NH. 03842, RCRD 2492-1484.
5. EACH UNIT CONTAINS 1,371 42 s.f. ON THE FIRST AND BASEMENT FLOORS AND 630,005 s.f. ON THE SECOND FLOOR. TWO STORY, 640,005 s.f. GREEN HOUSE IS PART OF UNIT ONE.
6. PARKING REQUIREMENTS:
1 SPACE/300 s.f. BUILDING AREA
14,650 s.f. TOTAL BUILDING AREA = 49 SPACES REQUIRED
70 SPACES PROVIDED
7. ZONE REQUIREMENTS:
MIN FRONTAGE: 20' REQUIRED 151.06' PROVIDED
MIN SETBACKS:
FRONT: 7' 12'
SIDE: 4' 5'
REAR: 4' 26'

CONDOMINIUM SITE PLAN

FOR
**SEACOAST
DESIGN INC.**
LAFAYETTE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

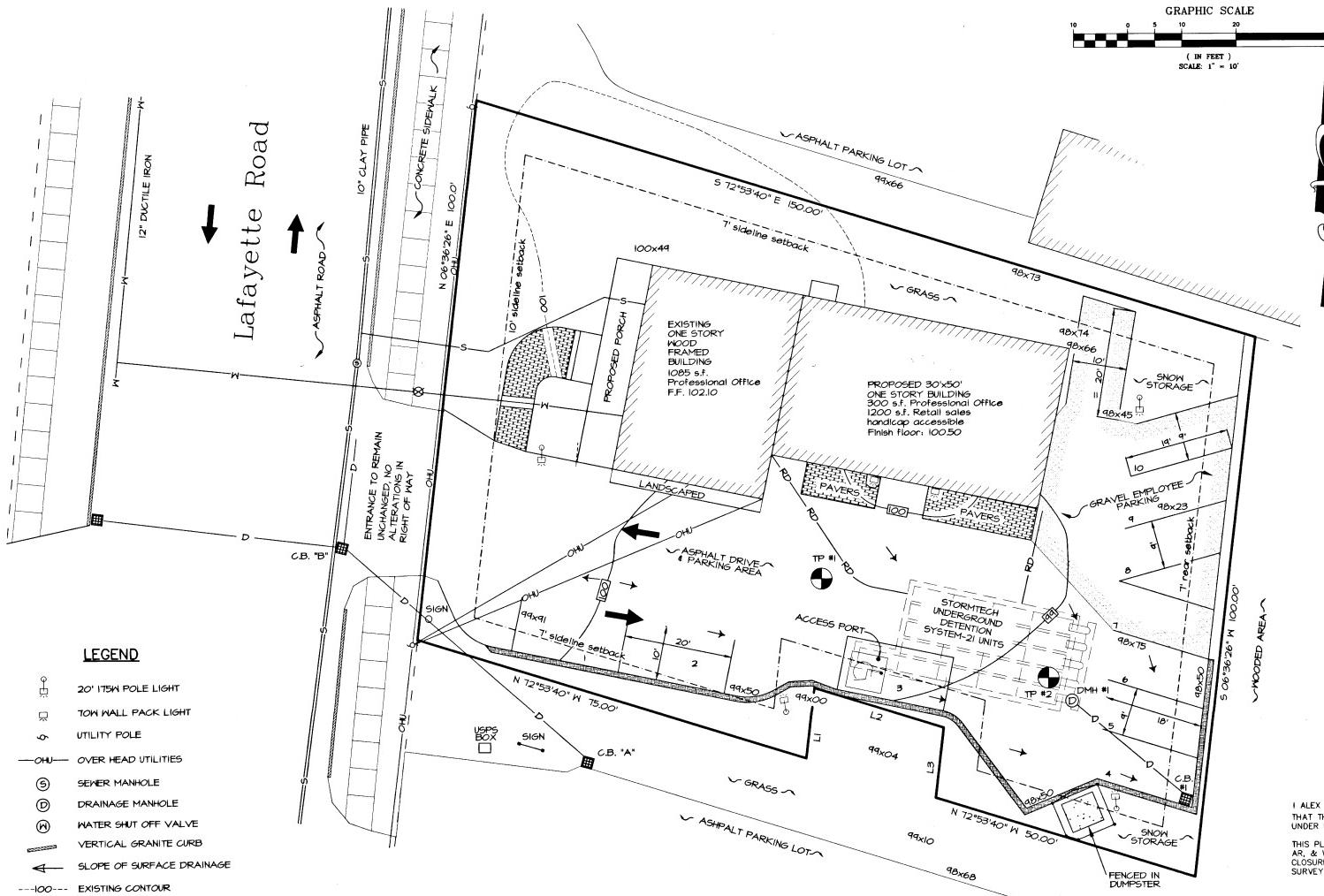
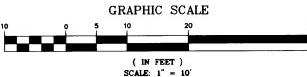
SCALE: 1" = 20' DATE: NOVEMBER 19, 1985
20 15 10 5 0 10 20 30 40 50 60 70 80 FEET
6 5 4 3 2 1 0 5 10 15 20 METERS

RICHARD P. MILLETTE AND ASSOCIATES
500 MARKET STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

D-15153

SHEET 1 of 2

SHEET 1 OF 2 #8522

**NOTES**

- OWNER OF RECORD:
SULLY'S SUITES LLC, 865 LAFAYETTE ROAD
HAMPTON, NH 03842, TAX MAP 71, LOT 14
RCRD. 5064-1071, PARCEL AREA: 14.24 S.F., 0.33 ACRES.
- BASIS OF BEARING FROM PLAN REFERENCE #2.
- USE REGULATION
HAMPTON TOWN ORDINANCE - ARTICLE IV
ZONE: BUSINESS B
MINIMUM REQUIRED SETBACKS:
FRONT = 10'
SIDE & REAR = 10'
PER TABLE II
- PARKING
HAMPTON TOWN ORDINANCE - ARTICLE VI, SECTION 6.3
REQUIREMENTS: 1 SPACE PER 200 SF FOR PROFESSIONAL
1 SPACE PER 300 SF FOR RETAIL.
1200 SF. RETAIL = 4 SPACES
(300 SF. PROFESSIONAL = 7 SPACES)
PARKING SPACES REQUIRED = 11 SPACES
PARKING SPACE REQUIREMENT - SECTION 6.4.2
4'X10' MINIMUM SPACE + APPROVED INGRESS + EGRESS
- AQUFER PROTECTION DISTRICT
HAMPTON ZONING ORDINANCE - ARTICLE II, SECTION 2.5
NON-RESIDENTIAL - MAXIMUM LOT COVERAGE = 60%
LOT AREA = 14.24 S.F.
ALLOWABLE LOT COVERAGE = 0.827 S.F.
PROTECTED AREA = 0.556 S.F. (50%)
- A PERMIT WAS GRANTED BY THE HAMPTON PLANNING BOARD AT THE SEPTEMBER 16, 2009 MEETING FOR THE SITE PLAN REVIEW REGULATIONS - SECTION V1 PART BI
"PARKING AREAS AND DRIVES SHALL BE PAVED IF PUBLIC USE IS INTENDED; HOWEVER THE BOARD MAY WAIVE PAVING TO REDUCE RUNOFF..."
- OUTSIDE LIGHTING SHALL CONFORM TO CITY REGULATIONS AND MEET THE LANDMARK REQUIREMENTS.
- CONTRACTOR NOTIFICATION: DIG GATE 1-00-24771 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- SEWER, WATER & GAS LINE LOCATIONS ARE APPROXIMATE & ARE BASED ON FIELD MEASUREMENTS & CITY APPROVAL. CONTRACTOR TO WORK WITH CITY UTILITIES FOR ANY RENOVATIONS.
- ADequate SIGNAGE MUST BE INSTALLED FOR A HANDICAP PARKING SPACE
CONTRACTOR TO ASURE WHEELCHAIR ACCESSIBILITY FROM VEHICLE TO ADA-COMPATIBLE ENTRANCES.
- STORMWATER MANAGEMENT PLANNING REGULATIONS (SECTION V OF HAMPTON ZONING PLANNING REGULATIONS, PART D, STORM DRAINAGE):
2. STORMWATER RUNOFF ANALYSIS SHALL INCLUDE MONITORING FOR 10-YEAR, 25-YEAR, 50-YEAR AND 100-YEAR 24-HOUR RAINFALL EVENTS. THE PEAK RATE OF RUNOFF AFTER DEVELOPMENT SHALL MATCH THE PEAKING CONDITIONS FOR THESE EVENTS TO THE EXTENT POSSIBLE.
A STORMTECH UNDERGROUND DETENTION SYSTEM FED BY CATCHBASINS HAS BEEN DESIGNED AND INSTALLED TO MEET THE SITE PLAN REVIEW REGULATIONS ABOVE.
- NO INCREASE IN STORMWATER RUNOFF IS PROPOSED, DUE TO THE STORMTECH SYSTEM. THE SYSTEM IS CAPABLE OF 100% STORMWATER RUNOFF WILL RESULT AFTER POST DEVELOPMENT. ALL ROOF RUNOFF MUST BE COLLECTED AND DIRECTED TO THE STORMTECH UNITS, SEE ROOF DRAINAGE LINE (-RD-) SEE DRAWING 6 FOR ADDITIONAL INFORMATION.
- FOR COMPLETE BOUNDARY INFORMATION REFER TO DRAWING 1.

DATE	DESCRIPTION OF ISSUE
5 JANUARY 29, 2010	FOR APPROVAL
4 JANUARY 29, 2010	FOR APPROVAL
3 SEPTEMBER 25, 2009	FOR APPROVAL
2 AUGUST 20, 2009	FOR APPROVAL
1 JULY 15, 2009	FOR APPROVAL
DATE	DESCRIPTION OF ISSUE

SCALE: 1" = 10'
CHECKED: A.R.
DRAWN: A.R.
CHECKED: A.R.

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
309 Elmwood Avenue
Hampton, NH 03842
(603) 433-7566

CLIENT:
SULLY'S SUITES, LLC
865 LAFAYETTE ROAD
Hampton, NH 03842

TITLE:
Site Plan
for
Hampton Vision Center

R. Alex Ross
Signature
R. Alex Ross
No. 0409
R. Alex Ross
Signature
R. Alex Ross
No. 0409
R. Alex Ross
Signature
R. Alex Ross
No. 0409

JG NUMBER: 09-040 Dwg. No. 2 OF 9 ISSUED 5

D-36256

ARTICLE IV - DIMENSIONAL REQUIREMENTS

Table II (1,2,9)

The dimensional requirements listed govern the size and placement of buildings and other structures as indicated (--indicates no present requirement)

		RAA ⁽³⁾	RA	RB	RCS	B	BS	BS 1^r	POR	TC-H, TC-N, TC-S	G	I	MHP ⁽⁴⁾ Permit	MHP ⁽⁵⁾ Overnight
4.1 s (34)	Minimum lot area (sq. ft.) ⁽²⁰⁾	43,560	15,000 ⁽⁶⁾	10,000 ^{(7)k}	6,000 ⁽⁸⁾	10,000 ⁱ	5,000 ^{(23),f}	5,000 ⁽²³⁾	See Article II Section 2.7	See Article II Section 2.8	15,000 ^g	22,000 ^g	400,000	120,000
4.1.1 s (34)	Min. lot area per dwelling unit (sq. feet)	43,560	15,000 ⁽⁶⁾	5,000 ⁽⁷⁾ⁿ	3,000 ^{(8), j, p}	10,000	2,500 ^{(23) k,p}	2,500 ⁽²³⁾			15,000 ^g	-- ^c	20,0000	1000
4.1.2	Deleted 1990													
4.2	Minimum frontage (ft.) ^{(22), e}	200	125 ⁽⁶⁾	75 ^{(7), i}	60 ⁽⁸⁾	100 ⁱ	20	20			125	100 ^h	50 d, (21)	25 d, (21)
4.3	Minimum lot width (ft.)	200	125 ⁽⁶⁾	75 ⁽⁷⁾	60 ⁽⁸⁾	100 ⁱ	--	--			125 ^g --	100 ^h	50	25
4.4	Maximum number of stories/feet ⁽²⁷⁾⁽³³⁾	3/35 ^f	3/35 ^f	3/35 ^f	3/35 ^f	--/50 ^f	--/50 ^f	70 ^{(27A),(32)}			3/35 ^{f,g}	--/50 ^h	--	--
4.5	Minimum setbacks (12) (13) ^{(25) (29), o}													
4.5.1	Front (ft.)	20 (15)	20 ^k	20 ^k	10	10 ⁱ	4 b (17)	4 (17)			10 ^g	30	20 (19)	20
4.5.2	Side (ft.) ⁽²⁸⁾	20 (15)	15 (26), m	10 ^{(26), m}	7/12 (16), m	7 ⁱ	4	4			7 ^g	10/15 h, (24)	10 (18)	10
4.5.3	Rear (ft.) ⁽²⁸⁾	20 (15)	10 ^k	10 ^k	7	7 ⁱ	4	4			7 ^g	15 h, (17)	10 (18)	10
4.6	Minimum square footage per dwelling unit ^a	900	900	500	500	400	330 ^e	330			500 ^g	--	--	--
4.7	Maximum number of dwelling units per structure	1	1	8 ^a	2	8 ^a	--	--			8 ^a	0	1	1
4.8 q (30), (31)	Maximum Percentage of Impervious Coverage per lot	60%	60%	60%	60%	75%	75%	75%		(30), (31)	60%	60%	--	--
4.8a ¹	Maximum Percentage of Impervious Coverage per residential lot in the Aquifer Protection Zone	25%	25%	25%	25%	25%	25%	--			25%	25%	--	--
4.8b ¹	Maximum Percentage of Impervious Coverage per non-residential lot in the Aquifer Protection Zone	60%	60%	60%	60%	60%	60%	--			60%	60%	--	--

(See "Footnotes")

^a Amended 1976

^b Amended 1981

^c Amended 1982

^d Amended 1983

^e Amended 1985

^f Amended 1986

^g Amended 1987

^h Amended 1989

ⁱ Amended 1990

^j Amended 1992

^k Amended 1994

^l Amended 1997 & 2017

^m Amended 1998

ⁿ Amended 2007

^o Amended 2011

^p Amended 2012

^q Amended 2014 & 2017

^r Amended 2014

s (Amended 2019)

SPECIAL NOTE: For footnotes where an effective date pertaining to a minimum dimensional requirement is listed (e.g., 3, 6, 7, 8, 23), a lot on record or approved prior to that date must conform to the particular footnoted requirement in force on the date of record or approval in order to be a buildable lot. (Amended 1991)

FOOTNOTES:

- (1) For the purpose of this section, all steps, porches, decks, piazzas and other similar elements shall be considered a part of the structure. (Amended 1985)
- (2) Corner Lots: - The following area shall remain free from obstruction: As illustrated on the Corner Lot diagram provided herein, the area formed by two straight lines that proceed along the edge of pavement or curbing back from the intersecting point of the two streets for a distance of twenty (20) feet and then connecting both end points to create a triangle. No structure other than a building constructed in accordance with the minimum setback requirements of Section 4.5, or a legal pre-existing building, shall be located on the private property within the triangular area. Additionally, vegetation within the triangular area shall be maintained at a height not to exceed three (3) feet, as measured from the edge of pavement or curbing, so as to afford adequate sight distance at the corner. Walls and fences within the triangular area shall also be subject to the same three (3) foot maximum height requirement as vegetation. (Adopted March 2017)
- (3) Except if on record or having Planning Board approval prior to March 10, 1959.
- (4) See Article IX - Manufactured Home parks and applicable State laws and regulations.
- (5) 10% of total spaces may be utilized for transient facilities. Overnight transient facilities shall be restricted to a maximum stay of fifteen (15) days, lot area not less than 1,000 square feet with a width not less than twenty-five (25) feet.
- (6) Except if on record or having tentative Planning Board approval prior to March 10, 1970.

- (7) Unless lot recorded prior to March 13, 1962.
- (8) Unless on record prior to March 11, 1958.
- (9) In cases where properties are non-conforming by reason of any or all of the provisions of this article, an addition or expansion which otherwise meets the provisions of 4.4 through 4.8 inclusive, shall be permitted without variance. This provision shall not apply to properties deemed to be non-conforming, in whole or in part, by reason of Article III, USE REGULATIONS. (Amended 1996)
- (10) (Deleted 1990) (11) Deleted (March 2001).
- (12) Seven (7) feet to any other building on the lot in RA and RB Districts. (Amended 2002)
- (13) For multi-family dwellings refer to Article VIII, subsection 8.2.3.
- (14) (Deleted 2002)
- (15) Fifteen (15) feet to any other building on the same lot in the RAA District.
- (16) Seven (7) feet from one side lot line and twelve (12) feet from the opposite side lot line (the purpose of this is to provide for an adequate driveway on one side or the other of the lot).
- (17) Where setback requirements are four (4) feet, any part of a structure substantially on the setback line shall be of cement block construction, except that if of wood frame construction the structure shall have an approved sprinkler system. One and two-family dwellings are exempted from this requirement. (Amended 1991)
- (18) Twenty (20) feet between manufactured homes, not including patios, unincluded porches, overnight transient facilities.
- (19) From public street.
- (20) If public sewer is not available, the minimum lot size shall be 40,000 square feet.

- (21) Refers to the frontage of the spaces within the parks. (Amended 1983)
- (22) A lot must be able to contain within the property lines and touching the front lot line, a square whose sides are equal in length to seventy-five percent (75%) of the frontage requirement of the district in which the lot is located. (Amended 1995)
- (23) Unless lot recorded prior to March 11, 1986. (Amended 1986)
- (24) Ten (10) feet from one side lot line and fifteen (15) feet from the opposite side lot line. (Amended 1989)
- (25) In order to correctly determine structure placement for setback requirements. (Amended 1997).
- (26) The side setback shall be 10 feet for any existing lot of record having less than the required frontage as listed in Article 4.2 in the RA zone. The side setback shall be 7 feet for any existing lot of record having less than the required frontage as listed in Article 4.2 in the RB zone.
(Amended 2002)
- (27) Building Height shall be measured in accordance with Article I, Section 1.6. (Amended March, 2001)
A. With the exception that unoccupied architectural appurtenances to which there is no public access and comprising not more than 25% of the structure's footprint in plan view shall be excluded. In no instance shall any appurtenance extend to a point greater than 80 feet in height measured vertically from the established average grade plane. (Amended March 2014)
- (28) Any accessory building being 100 square feet or less in size and not greater than 12 feet in height shall meet a minimum setback of four feet on both sides and rear of the property line in all zones, but must maintain the minimum required front property line setback in the zone said accessory building is being located. (Amended March, 2001 & Amended 2002)
- (29) (Deleted March 2014)
- (30) These standards shall apply to new development. (Amended March 2014)
- (31) These standards apply to redevelopment of any property, with the following exceptions: That a lot lawfully existing prior to the adoption of this ordinance update, even with greater than 60% / 75% of impervious coverage, will be considered to be conforming with regard to impervious surface coverage (Article IV 4.8) provided that there is no increase in the impervious surface coverage from the redevelopment and either:
a. the proposed project will not constitute a "substantial improvement" (defined as a project/development costing greater than 50% of the assessed value of the property, exclusive of the land value), or
b. the proposed project will constitute a "substantial improvement" and it can be demonstrated that stormwater management controls will be used onsite to capture, store, treat, and/or infiltrate all stormwater runoff generated by the site. (Amended March 2014)
- (32) Structures are prohibited from casting shadows on the sand on the easterly side of Ocean Boulevard prior to 6 pm from May 15th through September 1st. The shadow effects of unoccupied architectural appurtenances and structural screening shall be included in the determination of the shadow effects of the structure. (Amended March 2014)
- (33) If the elevation of the structure's lowest floor above base flood elevation results in the exceedance of the maximum height requirements (in feet) provided in Article IV, Section 4.4, then the maximum height requirements (in feet) shall be increased by the elevation amount (in feet) that exceeds the maximum height requirement, up to 3 feet in accordance with Article II, Section 2.4.9(A)(1). (Amended March 2019)
- (34) If the property contains wetlands or areas of poorly and very poorly drained soils or their buffers, refer to Section 2.3.7(C) - Special Provisions regarding minimum lot size and minimum lot size per dwelling unit. (Adopted March 2019)



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2015 New Hampshire Revised Statutes

Title L - WATER MANAGEMENT AND PROTECTION

Chapter 483-B - SHORELAND WATER QUALITY PROTECTION ACT

Section 483-B:4 - Definitions.

Universal Citation: NH Rev Stat § 483-B:4 (2015)

483-B:4 Definitions. – In this chapter:

I. "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than 1/4 mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the 1/4 mile limitation.

II. "Accessory structure" means a structure, as defined in paragraph XXII of this section, on the same lot and customarily incidental and subordinate to the primary structure, as defined in paragraph XIV of this section; or a use, including but not limited to paths, driveways, patios, any other improved surface, pump houses, gazebos, woodsheds, garages, or other outbuildings.

III. [Repealed.]

IV. "Commissioner" means the commissioner of the department of environmental services or designee.

V. "Department" means the department of environmental services.

VI. "Disturbed area" means an area in which natural vegetation is removed, exposing the underlying soil.

VII. "Ground cover" means any herbaceous plant or any woody seedling or shrub generally less than 3 feet in height. Ground cover shall not include lawns, landscaped areas, gardens, invasive species as listed by the department of agriculture, markets, and food in accordance with RSA 430:53, III, exotic species as designated by rule of the department of environmental services in accordance with RSA 487:24, VII, imported organic or stone mulches, or other artificial materials.

VII-a. [Repealed.]

VII-b. "Impervious surface" means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

VII-c. "Horticultural professional" means any arborist, landscape architect, or gardening consultant whose function is that of providing services relative to horticulture.

VIII. "Lot of record" means a legally created parcel, the plat or description of which has been recorded at the registry of deeds for the county in which it is located.

IX. [Repealed.]

X. "Municipality" means a city, town, village district if specifically authorized to zone by the legislature, or county in respect to unincorporated towns or unorganized places or any combination thereof pursuant to RSA 53-A.

X-a. [Repealed.]

X-b. [Repealed.]

XI. "Natural woodland buffer" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

XI-a. [Repealed.]

XI-b. [Repealed.]

XI-c. "Nonconforming lot of record" means an existing lot which does not conform to the provisions of this chapter.

XI-d. "Nonconforming structure" means a structure that, either individually or when viewed in combination with other structures on the property, does not conform to the provisions of this chapter, including but not limited to the impervious surface limits of RSA 483-B:9, V(g).

XI-e. "Ordinary high water mark" means the line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high water mark is not easily discernable, the ordinary high

6/17/19
by phone.

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ADVISED DIANE
STRONGLY TO NOT
CONVEY ANY ABUTTER
LAND TO TO
I WILL HOLD UNTIL
I HEAR FROM HER.

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Lafayette Common Condominium
861 Lafayette Road
Hampton, NH 03842
att: Diane Cohen

Statement 07/22/19

Locus: 861 Lafayette Road, Hampton, NH

Research, consultation
re: feasibility of sale of land to abutter \$ 200.00

Balance due \$ 200.00

Thank you.

Tocky